



33 NEWARK DRIVE

POLLOKSHIELDS

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7 | BEDROOMS

7 | BATHROOMS

5 | PUBLIC ROOMS

This significant villa retains numerous period features and provides a unique renovation opportunity for astute buyers. 33 Newark Drive is a Category B listed building with South facing rear gardens in a leafy Pollokshields address. Originally known as Craigmount and now referred to as Tayford House, the subjects date from the late 1800's. The property delivers entirely versatile accommodation over three levels and provides an excellent framework for future alterations subject to local authority consents.

The ground floor accommodation includes vestibule via storm doors, reception hallway, lounge, dining room, living room, wc, utility room, kitchen, family room and billiard room. A self-contained flat is accessed from the hallway or via its own main door to the side housing lounge, two bedrooms, bathroom, wc and kitchenette.

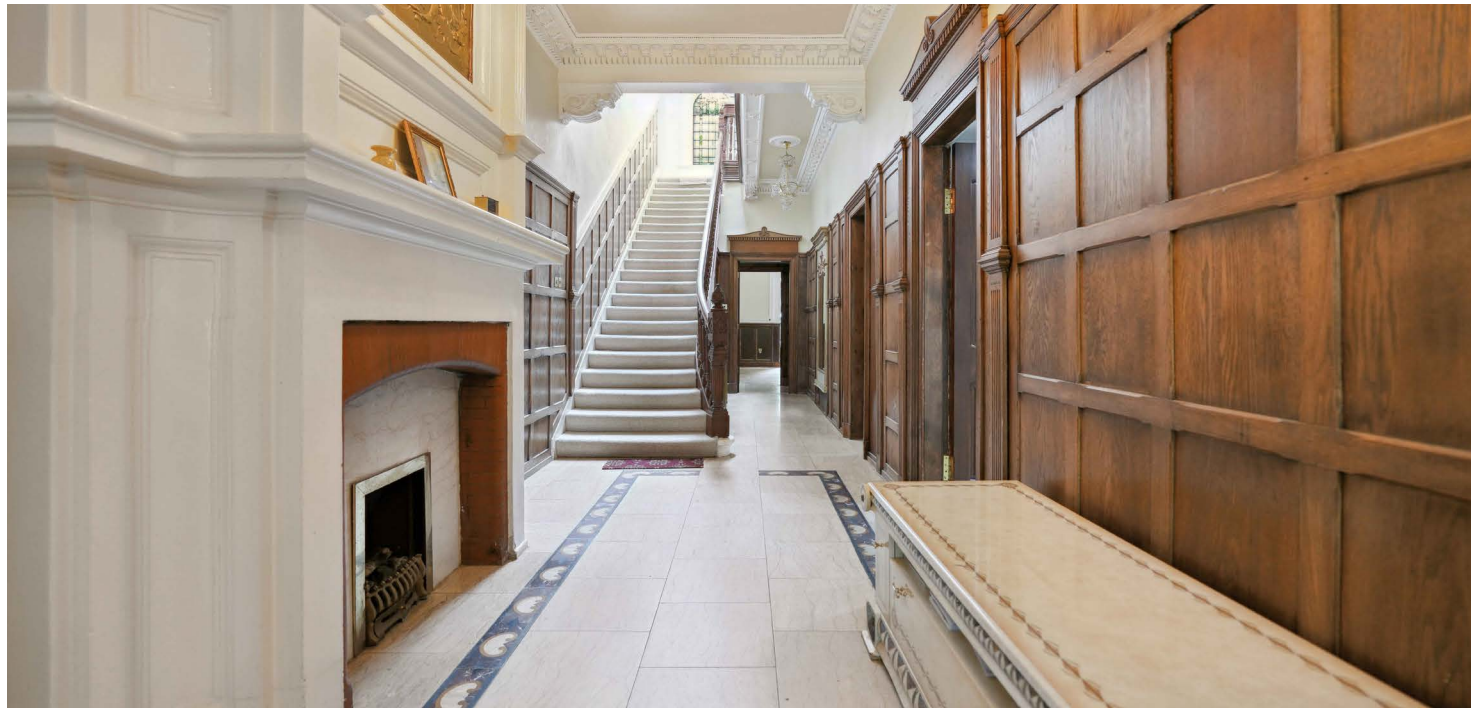
The first floor accommodation includes a large landing area, seven bedrooms (three with en-suite, principal with dressing room), two bathrooms and a unique South facing balcony area accessed from one of the rear bedrooms. A large attic via a fixed stair from first floor landing has eaves storage, a wc and a bathroom adjacent. The building was used as a care home some years ago and a brick built fire escape staircase remains in situ.

A number of period features are still intact such as stained glass, moulded woodwork and detailed ceiling plasterwork. The specification includes gas fired central heating and predominantly timber cased, single glazed windows.

Externally the property sits within private garden grounds bound by perimeter walls with a horseshoe driveway to the front. The rear garden slopes from the building to the back boundary wall and includes a steel framed glasshouse in need of repair. A designated store room/boiler room is housed in a single storey projection to the side of the living room and kitchen.









33 Newark Drive is nearby popular amenities on Nithsdale Road/Kildrostan Street and in neighbouring Strathbungo where shops, coffee houses, restaurants, and bars are found. Maxwell Park and Pollok Park offer excellent recreational space whilst Pollokshields West or Maxwell Park train stations are within half a mile of the front door. Junction one of the M77 connects Pollokshields to Scotland's motorway network.

SS4475 | Sat Nav: 33 Newark Drive, Pollokshields, G41 4QA

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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